

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
May 2, 2019 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:31 p.m. by Mayor Skip Blancett.

Salado United Methodist Church Pastor David Mosser gave the Invocation and the Board of Aldermen led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Aldermen Andy Jackson, Michael Coggin, and Michael McDougal.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Development Services Director Chrissy Lee, Police Chief Pat Boone, Fire Chief Shane Berrier, and Tourism Director Chadley Hollas

Salado High School Representative Present: Grace Barker

Proclamations

- A. Proclamation of the Village of Salado, Texas, recognizing Grace Barker for her service to the Village of Salado as the Student Representative on the Salado Board of Aldermen.

Mayor Blancett highly praised Grace Barker for her service and read the proclamation. After presentation of the proclamation, Mayor Blancett presented Ms. Manning with an engraved pen set, as a token of appreciation for the service rendered as Salado High School's representative on the 2018-19 Board of Aldermen. Ms. Barker thanked the Board for the opportunity to serve this past year and spoke of the knowledge gained from her time on the Board.

- B. Proclamation of the Village of Salado, Texas, recognizing Connor Cook for earning the rank of Eagle Scout and for his contributions to the Salado community.

Mayor Blancett introduced Eagle Scout Connor Cook, who spoke on his Eagle Scout project completing a prayer labyrinth in the Salado Sculpture Garden. He expressed appreciation to the Board, the Salado community, Keep Salado Beautiful's Susan Terry, and his parents for their support and guidance.

Citizens Communications

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of April 18, 2019.
- B. Approval of minutes of the Special Board of Aldermen meeting of April 29, 2019.

Alderman McDougal moved to approve the Consent Agenda, as presented. Alderman Jackson seconded. Motion carried on a vote of 4-0.

2. Status Reports

A. Village Administrator's Status Report

- **Wastewater Project Update**

Village Administrator Ferguson reported customers are continuing to connect to the new Salado Wastewater System. He stated wastewater flows from the Stagecoach treatment plant have been redirected to the new plant. He noted the first effluent discharge occurred last week and the first discharge tests came back extremely clean. He said about a dozen property owners have paid all or at least the first installment of their impact fees and have begun or completed pulling permits for connection. He advised the Stagecoach treatment plant decommissioning process is well underway and likely to run two to three weeks ahead of schedule, weather permitting. He described work to date and noted that work is scheduled for Monday through Thursday in order to minimize impact to hotel operations.

- **Minimum Lot Size Task Force**

Village Administrator Ferguson reported the task force held its first meeting on April 25, 2019 and elected Jay Ritch as chair. He stated that two members indicated that they will be unable to serve. He noted the next meeting is scheduled for May 14, 2019 and a subsequent joint meeting with the newly elected Board of Aldermen is planned.

- **Salado Property Reappraisals**

Village Administrator Ferguson reported that the Bell County Appraisal District (BCAD) indicated large property value increases were necessary to bring values up to fair market value. He stated property owners have until May 15th to file protests online or in person at BCAD offices.

- **Gateway Signage Lighting Project**

Village Administrator Ferguson reported TxDOT has approved the plans to place poles holding the solar panel array in the landscaped beds. He noted that the Village will be responsible for installation per TxDOT standards.

- **Salado ISD and Right-of-Way Annexations**

Village Administrator Ferguson reported that the first public hearings were held on Monday, April 29, 2019, with the second public hearings scheduled for Thursday, May 16, 2019 during the Board's regular meeting. He noted the first readings of annexation ordinances will occur on Thursday, June 6, 2019, with the second and final readings to occur on Thursday, June 20, 2019 during the Board's regular meetings. He stated that interlocal agreements between the Village of Salado and Salado ISD will be presented to the Board in June.

- Salado Water Conditions

This item was heard after the Village Administrator's report on the Main Street Improvement Project.

Village Administrator Ferguson reported on recent rainfall statistics and lake levels. He displayed photos of last weekend's heavy rains causing localized flooding. In the interest of correcting social media misinformation on flooding causes, he displayed photos showing high water resulting from an IH-35 drainage channel.

- Main Street Improvement Project

This item was heard after the Village Administrator's report on Salado ISD and Right-of-Way Annexations.

Village Administrator Ferguson reviewed project plans and costs. He provided details on scope of work, barriers, partial road closures/detours, efforts of contractor to mitigate negative impact on businesses/events, and progression of work to start on the south end of Main Street and move northward in an "X" pattern along Main Street. He noted that replacement of an old culvert will create a closure at Main Street and Rock Creek necessitating a detour. He anticipated the project to be completed in the summer of 2020. He said information will be disseminated through quarterly community meetings, weekly staff/contractor meetings, and website updates. He stressed that the contractor is well aware of the importance of minimizing impact on driveway access and special events.

- May 2019 Election Update

This item was heard after the Village Administrator's report on Salado Water Conditions.

Village Administrator Ferguson reported on early voting totals. He advised Election Day is Saturday, May 4, 2019 from 7 a.m. to 7 p.m. at the Salado Civic Center. He anticipated canvass of election results to be held on Thursday, May 9, 2019 and swearing in of aldermen-elect on Thursday, May 16, 2019. He noted that election results will be posted on the Village's website and bulletin board.

Alderman McDougal cautioned against believing misinformation spread on social media regarding Hidden Glen as a cause of flooding and stressed that this is an absolutely false statement. Village Administrator Ferguson stated that TxDOT is aware of the issue with the aforementioned IH-35 drainage channel and that the Village will be meeting with TxDOT officials.

Discussion between Mayor Pro-tem Coachman and Village Administrator Ferguson addressed ribbons marking trees along Main Street intended to identify certain trees for protection. He said more information can be provided from TxDOT on potential tree removal and noted right-of-way lines will also be marked by TxDOT.

Discussion between Alderman Coggin and Village Administrator Ferguson established that there have been no complaints of odors or unsightly construction that might impact Stagecoach Inn business. Village Administrator Ferguson advised that a meeting was held with Stagecoach Inn on-site management and contractors this week with no complaints to date.

Mayor Blancett affirmed previous remarks on erroneous social media comments about Hidden Glen as a cause of flooding and invited people to see the IH-35 drainage location for themselves. He said the Hidden Glen did more than was expected by building a detention pond deeper than what was needed. He stated homes were built in flood zones many years ago without proper drainage and asked that people check facts rather than believe rumors on social media. Mayor Blancett also commended first responders, including Salado police/fire personnel and volunteers, for their service.

B. Salado Police Status Report

- Calls for Service
- Department Reorganization

Chief Pat Boone reported on March and April calls for service, citations/warnings issued, arrests, and response times, which reflected some decreases due to the current manpower shortage. He advised that written reports increased due to procedural changes to better meet reporting requirements. He spoke on Citizens on Patrol (COP) identification cards, expansion of COPs duties, implementing the *Are You Okay?* check-in service program, and the H.E.A.T. and VIN-etching programs to help reduce auto theft. He noted that the background checks are being conducted on applicants for two officer positions. He advised Officer McGee will be handling the Police Department's Facebook page. He also spoke on efforts to reorganize the Department's equipment and filing systems, as well as a large truck accident on IH-35 last week.

Discussion between Alderman McDougal and Chief Boone established the Department's position is to not use a "pop a lock" device to help people who have locked keys in their cars due to the potential for damaging the vehicle. He advised that officers will help vehicle owners notify "pop a lock" services. In response to Mayor Blancett inquiry about citizen safety, Chief Boone stated that the Village enjoys a higher level of safety due to its friendly small-town ambiance and caring neighbors who look out for each other.

C. Salado Fire Chief Status Report

- Calls for service

Fire Chief Shane Berrier reported on the number of EMS, fire, and motor vehicle accident calls responded to within Bell County and the Village of Salado for the month of April. In response to

Alderman Coggin, Chief Berrier said that growth and small number of volunteers may necessitate establishment of an Emergency Services District (ESD) in the near future. Village Administrator Ferguson explained how ESDs can be an effective funding tool for addition of paid staff to supplement volunteers. Chief Berrier stated that having an ESD with paid employees can also result in lower ISO ratings and insurance premiums. It was noted that the ESD's boundaries would be much larger than the Village of Salado.

In response to Mayor Blancett, Chief Berrier reported a modest turnout of about 150 people for Family Day, in part due to weather conditions. Chief Berrier noted that his personnel carries lock-out tools, but requires that people release the department from liability, before the lock-out tool is used.

D. Tourism Director's Report

- Salado Marketing Plan Update
- Upcoming Events

Tourism Director Chadley Hollas reported display ads have started and will run for one to two months. He said all other marketing is going strong and social media is growing steadily. He spoke on a variety of partnerships and relationship-building to help promote tourism. He reported plans are underway for Texas History Days.

In response to Mayor Blancett's inquiry about the timeframe for installation of new low water crossing gates, Village Administrator Ferguson stated the grant process is underway and will take several more months. Mayor Blancett asked about the current drilling under IH-35 along the feeder between Salado Plaza Drive and the Holiday Inn Express. Village Administrator Ferguson replied that the drilling in question is part of Salado Water Supply Corporation's expansion process.

3. Ordinance

Consider approval of an ordinance of the Village of Salado, Texas, denying the proposed change in rates of Oncor Electric Delivery Company LLC, finding and determining that the meeting at which this ordinance is passed is open to the public as required by law, and declaring an effective date of this ordinance. (*Karl Green, Oncor Electric*)

Village Administrator Ferguson introduced Karl Green of Oncor Electric, who explained the purpose of the proposed ordinance intended to allow the Public Utilities Commission (PUC) to work with Oncor to reach an agreement on Oncor's Distribution Cost Recovery Factor (DCRF) rate filing. Mr. Green clarified Oncor's role as a delivery company and stated having the same rate structure for all cities is simpler and more cost-effective. He anticipated the average customer cost increase to be about 68 cents per month per 1,300 kilowatts.

Discussion among Mr. Green, Village Administrator Ferguson and Alderman Coggin addressed PUC's historic compromise approach, maximum average bill increase of 68 cents per month, and annual review of distribution cost recovery.

Alderman Coggin moved to approve the ordinance, as presented, denying the proposed change in rates of Oncor Electric Delivery Company LLC. Alderman Jackson seconded. Motion carried on a vote of 4-0.

4. Discussion and Possible Action

- A. Discuss and consider possible action regarding the proposed purchase and installation of an air conditioning system for the Salado Police Department Building. (*Village Administrator*)

Village Administrator Ferguson recommended approval of the purchase of a new 3-ton, 14-SEER air conditioning system for the Police Department Building at a cost of \$4,500 from a local contractor. He noted the building is currently without air conditioning.

Mayor Pro-tem Coachman moved to approve the air conditioning system purchase and installation, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action regarding a revised Concept Plan and an associated waiver for *Salado Mills*, an approximately 94.10 acre, 91 lot residential subdivision located on Stinnett Mill Road in the E-T-J of the Village of Salado. (*Village Administrator*)

Development Services Director Chrissy Lee stated the Concept Plan was originally approved in 2016 for a 3-phase development. She said the applicant has purchased additional property and is asking to add two (2) additional phases to the development, with Phase III becoming Phase V. She noted that in order to meet the maximum lot count of forty-nine (49) allowed for one (1) means of ingress/egress, the developer is proposing to replat existing Phase II, which will reduce his number of lots proposed for Phase III and will also address drainage issues and the new connection required to Phase III. She advised that Phase IV lots will front Stinnett Mill. She explained the reasoning for the request for a waiver from Subdivision Ordinance Section 3.1(k), which states the offset between intersecting streets shall not be less than 150 feet. Due to sale of one of the lots at the intersection of Ferguson Mill Road and Indian Mill Road, the proposed offset is 75 feet. She noted that the Planning and Zoning Commission recommended approval at its April 23rd meeting on a vote of 4-1, contingent on the installation of appropriate traffic signage.

Discussion established that Bell County's engineer has looked at the revised Concept Plan and that at Planning and Zoning's April 23rd meeting, there was not a reason given for the sole vote against recommending approval.

Monty Clark of Clark Fuller Engineering, 215 North Main, Temple, Texas, stated that his firm was completing design of Phases I through III, when the developer was able to acquire an adjacent property, thus necessitating the revised Concept Plan. Mayor Blancett asked whether the developer intends to annex in the future and Mr. Clark replied that his firm's role is only related to design of the development.

Alderman McDougal moved to approve the revised Concept Plan and an associated waiver for *Salado Mills*, an approximately 94.10 acre, 91 lot residential subdivision located on Stinnett Mill Road in the E-T-J of the Village of Salado, as presented. Alderman Coggin seconded.

Alderman Coggin said he was very impressed with the dialogue at the Planning and Zoning meeting and was comfortable with a decision to approve.

Motion carried on a vote of 4-0.

- C. Discuss and consider possible action regarding a proposed interlocal agreement with the Texas Department of Public Safety (D-P-S) relating to the provision of various supplies from the D-P-S General Store for use in the breath testing and laboratory alcohol and drug testing program. (*Village Administrator*)

Village Administrator Ferguson explained that this item is needed in order to allow the Police Department to purchase certain kits for DWI cases. He recommended the Board authorize the Police Chief to execute the required interlocal agreement with Texas DPS General Store.

Mayor Pro-tem Coachman moved to approve the interlocal agreement with the Texas Department of Public Safety (D-P-S) relating to the provision of various supplies from the D-P-S General Store for use in the breath testing and laboratory alcohol and drug testing program, as presented. Alderman Jackson seconded. Motion carried on a vote of 4-0.

- D. Discuss and consider possible action regarding the appointment of two (2) members to the Minimum Lot Size Task Force. (*Village Administrator*)

Village Administrator Ferguson advised that two of the appointed members, Bill Doss and Ken Ray, have given notice that they will be unavailable to serve due to prior commitments. He asked the Board if they desired to appoint two replacement members or leave the task force membership as-is with the remaining five members.

Discussion addressed the reasoning for having an odd number of task force members and whether anyone in the audience would be interested in serving (no responses were heard).

Mayor Pro-tem Coachman moved to approve reducing the Minimum Lot Size Task Force from seven to five members and having the task force move forward with its duties. Alderman Jackson seconded.

Discussion addressed the difficulty in finding volunteers willing to serve, given the amount of time and energy required. Alderman Coggin favored proceeding with five members and expressed appreciation for task force members.

In an effort to clarify misinformation on social media, Village Administrator Ferguson stated that the Board placed no requirement on task force members to reside inside Village limits. He stressed that some members live inside the Village and some live outside, but are active in this community in many ways. Alderman Coggin said the task force needs to be a cross section broadly

representing the community and felt the task force will do what is best for Salado. Mayor Pro-tem Coachman reminded that any recommendations from the task force, which is an advisory committee, will have to go through Planning and Zoning, before consideration by the Board.

Motion carried on a vote of 4-0.

Addendum to Agenda

4. Discussion and Possible Action

- E. Discuss and consider possible action regarding Contract Amendment No. 9 with McLean Construction relating to upsizing the wastewater collection line near the intersection of Thomas Arnold Road and West Village Road. (*Village Administrator*)

Village Administrator Ferguson explained the amendment is to upsize the existing four-inch service line in place near the intersection of Thomas Arnold and West Village Roads to a six-inch service connection with cleanout to the property line. He advised the work will involve saw cutting the roadway and includes asphalt replacement. He recommended approval of the amendment in the amount of \$2,755 to be paid from bond funds. He noted that work would be done between mid-May and mid-June, if approved.

Discussion addressed reasoning for line upsizing and adequacy of a six-inch line.

Alderman McDougal moved to approve Contract Amendment No. 9 with McLean Construction relating to upsizing the wastewater collection line near the intersection of Thomas Arnold Road and West Village Road. Mayor Pro-tem Coachman seconded. Motion carried on a vote of 4-0.

- F. Discuss and consider possible action regarding Contract Amendment No. 6 with Matous Construction relating to the final connection of the Stagecoach Inn property to the Salado Wastewater System. (*Village Administrator*)

Village Administrator Ferguson explained the amendment authorizes Matous to remove the existing pumps, install new submersible pumps and associated plumbing pipes in the existing wet well on the subject property, and provide a new wet well cover and new support structure, per the Village's agreement with Stagecoach owners as part of the decommissioning/connection process. He advised that the cost of work in the amendment is \$8,620 to be paid from the Village's General Fund. He explained that bond funds cannot be used because in the long-term this structure will be turned over to the Stagecoach through a land transaction agreement. He recommended approval and noted that the Board will be presented with a budget amendment for future consideration, if approved.

Discussion established that this is a private connection the Village is contractually obligated to make.

Alderman Jackson moved to approve Contract Amendment No. 6 with Matous Construction relating to the final connection of the Stagecoach Inn property to the Salado Wastewater System. Alderman Coggin seconded. Motion carried on a vote of 4-0.

- G. Discuss and consider possible action authorizing the Village Administrator to contract with AC Electrical Services LLC for the installation of temporary and permanent power facilities needed for the final connection of the Stagecoach Inn property to the Salado Wastewater System. (*Village Administrator*)

Village Administrator Ferguson explained that this amendment authorizes the installation of temporary and permanent power facilities needed for the final connection of the Stagecoach Inn property to the Salado Wastewater System. He said a large part of the total amendment amount of \$25,659 is due to TCEQ's requirement for a back-up generator and concrete pad. He noted the contract total includes \$2,500 for work done to relocate the existing power for the plant on a temporary basis. He recommended approval authorizing the Village Administrator to contract with AC Electrical Services LLC in the amount of \$25,659 to perform the work related to the power upgrade, and for the recently completed temporary power relocation.

Discussion established that the cost of this amendment will be paid from the Village's General Fund, for the same reasons stated in the previous agenda item, and that once the property transaction is completed, Stagecoach owners assume responsibility for operation and maintenance.

Alderman Jackson moved to approve authorizing the Village Administrator to contract with AC Electrical Services LLC for the installation of temporary and permanent power facilities needed for the final connection of the Stagecoach Inn property to the Salado Wastewater System. Alderman McDougal seconded. Motion carried on a vote of 4-0.

Adjournment

Mayor Blancett called the meeting adjourned at 8:28 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 16th of May, 2019.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

